

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NISULA, DAVID J TR THE NISULA NOMINEE TRUST PO BOX 1400 COTUIT MA 02635		1 Level	2 Public Water	1 Paved	1 Marginal View	Description	Code	Assessed	Assessed
		6 Septic				RESIDNTL	1010	691,100	691,100
		SUPPLEMENTAL DATA				RES LAND	1010	1,692,100	1,692,100
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 28 #DL 2 GIS ID F_944066_2681490	Plan Ref. Land Ct# 16194-N #SR Life Estate PP STATU Assoc Pid#				Total	2,383,200	2,383,200

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NISULA, DAVID J TR		D138891	0	09-29-2018	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
NISULA, DAVID J & ANNE B TRS		C216860	0	07-26-2018	U	I	1	1F	2023	1010	546,200	2022	1010	504,700
NISULA, DAVID J & ANNE B		C141847	0	08-15-1996	U	I	635,035	N		1010	1,332,200	2021	1010	998,700
CALLAS, JOHN D & ARDELL C		C110697	0	05-15-1987	U	I	1	A					1010	25,500
CALLAS, ARDELL C		C95293	0	02-15-1984	U		125,000	G						
		Total							1,878,400		Total		1,503,400	
											Total		1,468,700	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0117			COTUIT

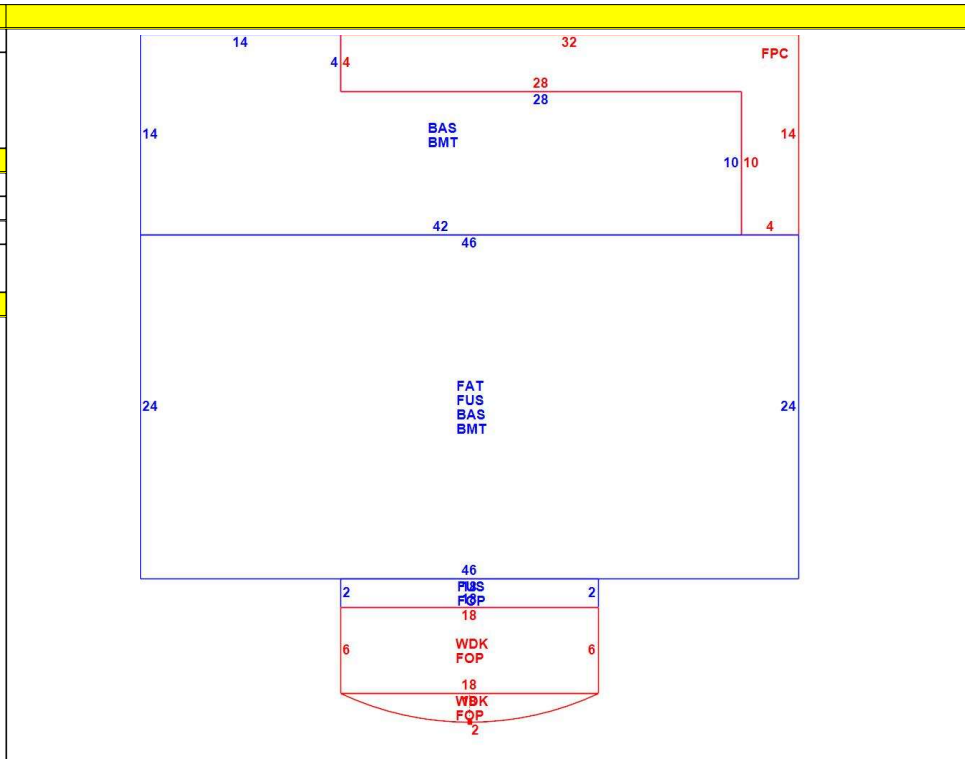
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	611,300
Appraised Xf (B) Value (Bldg)	49,000
Appraised Ob (B) Value (Bldg)	30,800
Appraised Land Value (Bldg)	1,692,100
Special Land Value	0
Total Appraised Parcel Value	2,383,200
Valuation Method	C
Total Appraised Parcel Value	2,383,200

NOTES							

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201006024	11-19-2010	NW	New Windows	8,500	01-03-2011	100	06-30-2011	NW, MOVE SLIDER	10-17-2022	SR	02		03	Cycl Insp Comp
20064288	10-30-2006	NR	New Roof	15,000	06-30-2007	100	06-30-2007	REROOF STRIPPING OLD	06-15-2020	LH	03		22	Change of Address
29340	03-10-1998	DW	Dwelling	100,000	06-30-1998	100	06-30-1998		06-11-2020	PK	03		16	In Office Review
B27512	02-02-1985	DW	Dwelling	225,000	12-15-1985	100	06-30-1985	CO2STORY	06-02-2020	DM			FR	Field Review
B27512A	02-01-1985	DW	Dwelling	225,000	01-15-1987	100	06-30-1987	CO2STORY	12-12-2012	RB	03		16	In Office Review
									10-04-2012	RB	03		16	In Office Review
									09-14-2011	JR	03		16	In Office Review

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RF	2	0.880	AC 176,344.00	1.12370	1.0000	5	1.00	0117	9.700		1.0000	1,922,149	1,691,500
1	1010	Single Fam M-0	RF	2	0.250	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	600
Total Card Land Units					1.13	AC	Parcel Total Land Area					1.13	Total Land Value			1,692,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2.5	2 1/2 Stories			
Exterior Wall 1	16	Stucco on Wood			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			
CONDO DATA					
Parcel Id			C	Owne 0.0	
Adjust Type			Code	Description	Factor%
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			727,682		
Year Built			1985		
Effective Year Built			1998		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			16		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			84		
RCNLD			611,300		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	Fireplace 2 sto	B	1	7000.00	2000		84		0.00	5,900
FGR6	Gar w/Lft Avg	L	576	60.00	1985		66	00	1.00	22,800
WDC	Wood Decking	L	132	20.00	1999		60		0.00	2,400
FOP	Open Porch-ro	B	168	55.00	2000		84		0.00	6,700
BMT	Basement-Unfi	B	1,580	26.01	2000		84		0.00	30,900
FOPC	Open Prch-roo	B	168	55.00	2000		84		0.00	5,500
GEN	Emergency Ge	L	1	5550.00	2022		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,580	1,580	1,580	252.14	398,384
BMT	Basement Area	0	1,580	0	0.00	0
FAT	Attic, Finished	166	1,104	166	37.91	41,856
FOP	Open Porch	0	168	0	0.00	0
FPC	Open Porch Conc. Floor	0	168	0	0.00	0
FUS	Upper Story	1,140	1,140	1,140	252.14	287,442
WDK	Wood Deck	0	132	0	0.00	0
Ttl Gross Liv / Lease Area		2,886	5,872	2,886		727,682

